



CROFTS ESTATE AGENTS

PASSIONATE ABOUT PROPERTY

CLEETHORPES
01472 200666

IMMINGHAM
01469 564294

LOUTH
01507 601550

SALES LETTINGS NEW HOME SALES LAND PROPERTY MANAGEMENT AUCTIONS FINANCIAL ADVICE AND MORTGAGES ENERGY PERFORMANCE PROVIDER



25 Lyndhurst Avenue
Grimsby
DN33 2AW

Offers in the Region Of
£149,995

Coming to the market with NO FORWARD CHAIN on the sellers side is this well presented, cared for and sturdy three bedroom semi detached house. Set in a quiet low traffic Cul-de-sac in a sought after area close to transport links, schools, colleges and amenities, this property requires a degree of modernisation to bathroom and kitchen to bring it up to date but has new windows to front and back and immaculately presented gardens to both front and rear. Internally the property has a good layout already with small entrance hall, spacious lounge, kitchen breakfast room, utility room, cloakroom and rear entrance hall with three good sized bedrooms and bathroom to the first floor. The property also offers the option to extend to the rear, being proven as a good possibility when neighbours properties are seen. The property has an open slab driveway to the front leading to garage with parking for multiple vehicles.

CLEETHORPES: 62 St Peters Avenue, Cleethorpes, DN35 8HP

IMMINGHAM: 21 Kennedy Way, Immingham, DN40 2AB

LOUTH: 3 Market Place, Louth, LN11 9NR

Email: Cleethorpes:

Email: Immingham :

Email: Louth :

info@croftsestateagents.co.uk

immingham@croftsestateagents.co.uk

louth@croftsestateagents.co.uk

www.croftsestateagents.co.uk



Entrance hall

4' 11" x 4' 5" (1.51m x 1.35m)

The entrance comes from a covered porch area and through a frosted uPVC door. The entrance has grey carpet, pattern decor, pendant light and radiator.

Lounge

14' 11" x 14' 1" (4.54m x 4.30m)

The lounge is a really good size and has half uPVC bay window to the front, green decor, grey carpet, radiator, pendant light, original storage cupboard and coving and a wood surround around the covered fireplace.

Kitchen breakfast room

10' 11" x 11' 11" (3.33m x 3.64m)

The kitchen breakfast room offers good potential to change but currently offers a range of white gloss units with grey work tops to one side of the room with sink drainer and space for washing machine, there is also space in the room of course for tall fridge freezer and cooker. The room has white and blue splash back tiling, cream decor, grey carpet, tiled fireplace, uPVC window to the rear, strip light and radiator. The room also benefits from a pantry room under the stairs with frosted uPVC window.

Utility room

5' 11" x 3' 6" (1.81m x 1.06m)

The utility room has space for washing machine and dryer with uPVC window to the rear and built in storage and shelving.

Cloakroom

2' 11" x 4' 11" (0.89m x 1.50m)

The cloakroom has WC, yellow decor, grey vinyl, pendant light and uPVC frosted window.

Rear entrance hall

4' 8" x 2' 8" (1.43m x 0.82m)

The rear entrance hall has uPVC frosted door to the side, cream decor and grey vinyl flooring.

Stairs and landing

The stairs and landing have grey carpet, pattern decor, pendant light and uPVC window to the side.

Bedroom One

12' 3" x 10' 11" (3.74m x 3.34m)

The largest bedroom is to the front of the property and has cream decor, pattern carpet, uPVC window to the front, radiator and pendant light.

Bedroom Two

11' 0" x 8' 11" (3.35m x 2.73m)

The second bedroom is a double room and has biscuit colour carpet, pink decor, radiator, pendant light and uPVC window to the rear.

Bedroom Three

8' 2" x 8' 0" (2.48m x 2.43m)

The third bedroom is a good sized single room with uPVC window to the rear, yellow decor, maroon carpet, radiator and pendant light.

Family Bathroom

6' 5" x 5' 11" (1.96m x 1.80m)

The bathroom has an original and now retro three piece bathroom suite with complimentary tiling. The room has neutral decor, radiator, frosted uPVC window and mosaic effect blue vinyl flooring.

Rear Garden

A very smartly presented back garden has slab patio leading to crazy paved pathway through the garden past neat well tended lawn and well stocked borders. To the bottom of the garden there is an original Anderson bomb shelter and large timber storage shed. The garden has good quality timber fencing to both sides.

Front garden and parking

The front garden has an open slab driveway to a good width that leads down to a detached garage with corrugated roof and traditionally opening front doors. The front garden is laid to lawn with neat well tended and planted soil borders with timber fencing to all sides.



Tenure

Believed to be Freehold, awaiting solicitors' formal confirmation.
All interested parties are advised to make their own enquiries.

Services

All mains services are understood to be connected, however Crofts have not inspected or tested any of the services or service installations & purchasers should rely on their own survey.

Viewings

Please contact the relevant marketing office and all viewings are strictly by appointment only please.

Council Tax Information

Band B: To confirm council tax banding for this property please view the website www.voa.gov.uk/cti



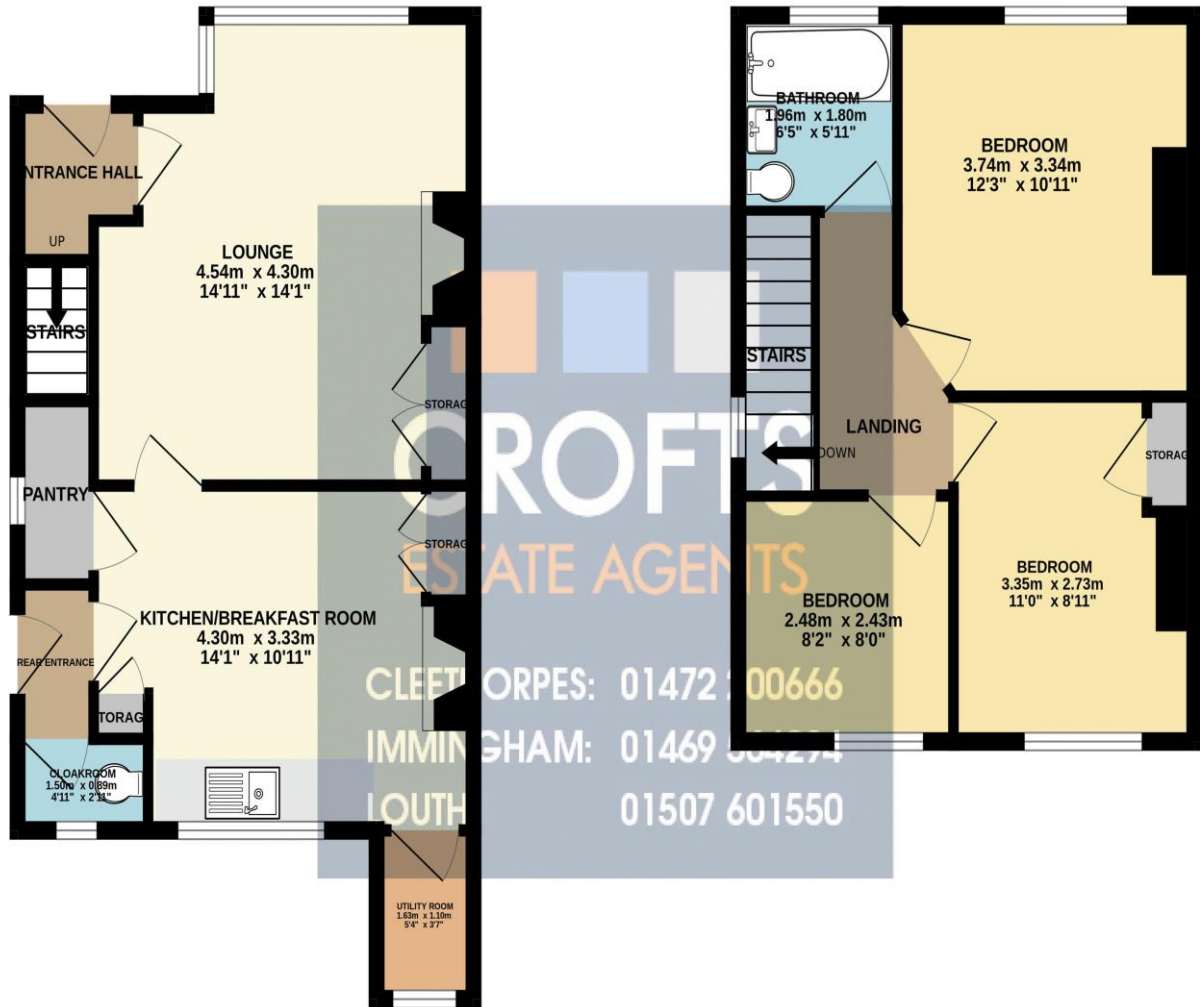


OPEN 7 DAYS A WEEK

Monday to Thursday	9am to 5.30pm (Tuesday opening 9.30am)
Friday	9am to 6.00pm
Saturday	9am to 3.00pm
Sunday	11am to 2.00pm (Louth & Immingham closed)

GROUND FLOOR
39.4 sq.m. (424 sq.ft.) approx.

1ST FLOOR
35.3 sq.m. (380 sq.ft.) approx.



CROFTS
ESTATE AGENTS
CLEETHORPE: 01472 600666
LIMINGTON: 01469 664274
LOUTH: 01507 601550

TOTAL FLOOR AREA : 74.7 sq.m. (804 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

DISCLAIMER - IMPORTANT NOTICE REGARDING SALES PARTICULARS Although we have taken great care to insure the accuracy of the information contained in these particulars, we specifically deny liability for any mistakes, omissions or errors and strongly advise that all proposed purchasers should satisfy themselves by inspection or otherwise, as to their correctness, prior to entering into any commitment to purchase. In particular any information provided in respect of tenure, council tax, rateable values etc has been given in good faith and whilst believed to be correct, may be subject to amendment. Any references to the condition, use or appearance of the property are made for guidance only, and no warranties are given or implied by this information. It is not Crofts policy to check the position with regards to any planning permission or building regulation matters and as such all interested parties are advised to make their own enquires, in order to ensure that any necessary consents have been obtained. All measurements are approximate and are for guidance only and cannot be relied upon. Measurements are taken from wall to wall unless otherwise stated, with the metric conversion shown in brackets. Any plans or maps contained are for identification purpose only, and are not for any other use but guidance & illustration. Crofts have not tested any apparatus, equipment, fixtures, fittings or services including central heating systems and cannot therefore verify that they are in working order, or fit for their intended purpose. These details do not form any part of any contract, and unless specifically stated otherwise, furnishings and contents are not included within this sale.